

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Shorewood/Normandy Park / 49

**Previous Physical Inspection:** 2001

**Improved Sales:**

Number of Sales: 394

Range of Sale Dates: 1/2003 - 12/2004

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$127,200	\$259,900	\$387,100	\$427,300	90.6%	13.66%
<b>2005 Value</b>	\$135,900	\$285,100	\$421,000	\$427,300	98.5%	13.27%
<b>Change</b>	+\$8,700	+\$25,200	+\$33,900		+7.9%	-0.39%
<b>% Change</b>	+6.8%	+9.7%	+8.8%		+8.7%	-2.86%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.39% and -2.86% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$139,500	\$260,500	\$400,000
<b>2005 Value</b>	\$149,200	\$289,300	\$438,500
<b>Percent Change</b>	+7.0%	+11.1%	+9.6%

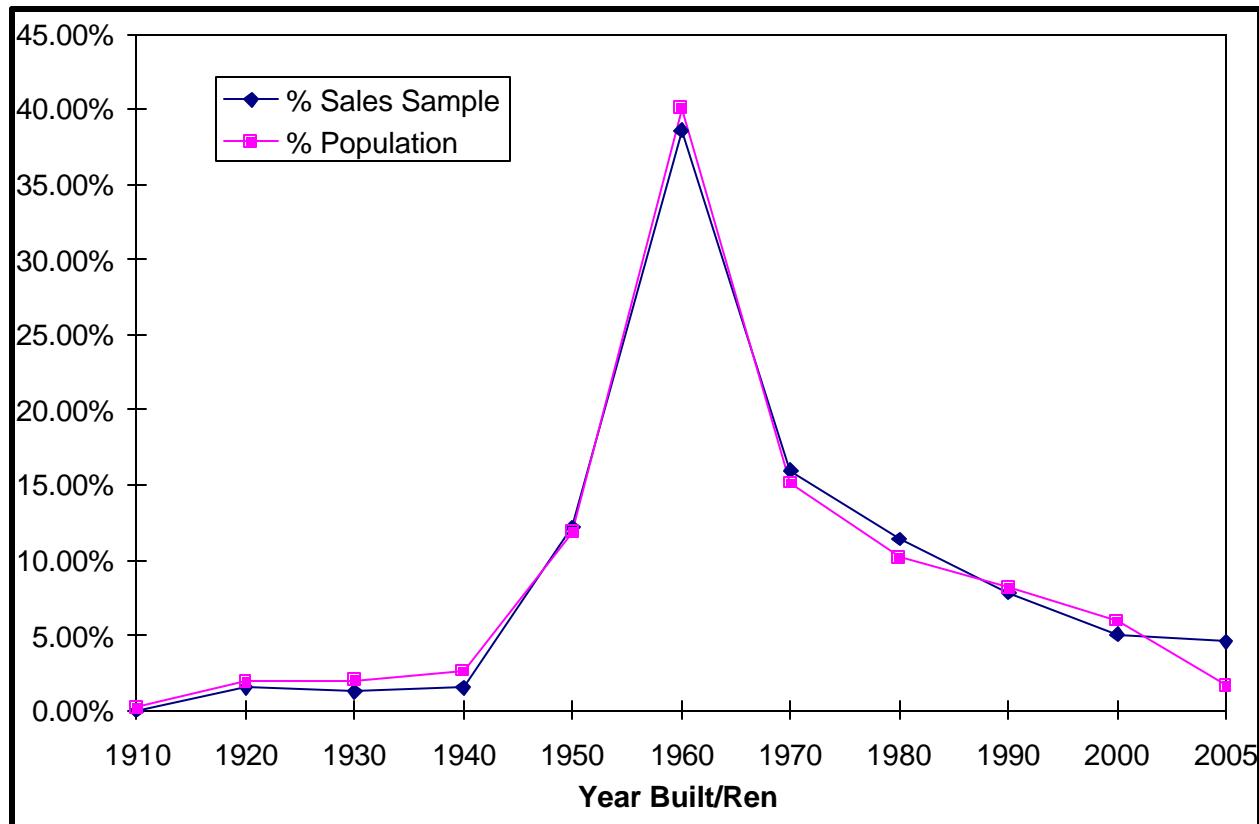
Number of one to three unit residences in the Population: 4497

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with grade 11 or greater homes on non waterfront sites had higher average ratios (Assessed Value/Sales Price) than other homes, so the formula adjusts these properties downward. Properties located on waterfront sites and properties with grade 6 or less homes on non waterfront sites had lower ratios (Assessed Value/Sales Price) than other properties, so the formula adjusts these properties upward more than other properties thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

## **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	9	0.20%
1920	6	1.52%	1920	88	1.96%
1930	5	1.27%	1930	91	2.02%
1940	6	1.52%	1940	120	2.67%
1950	48	12.18%	1950	534	11.87%
1960	152	38.58%	1960	1802	40.07%
1970	63	15.99%	1970	681	15.14%
1980	45	11.42%	1980	459	10.21%
1990	31	7.87%	1990	369	8.21%
2000	20	5.08%	2000	268	5.96%
2005	18	4.57%	2005	76	1.69%
	394			4497	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

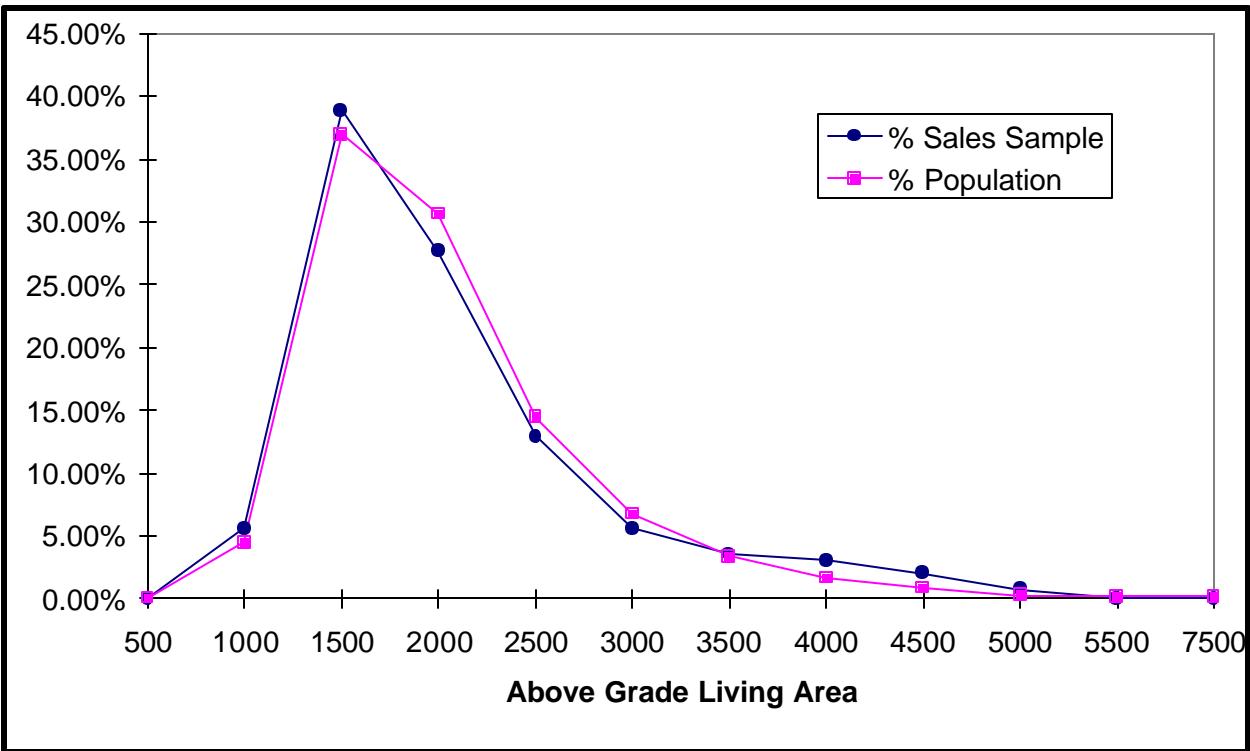
## **Sales Sample Representation of Population - Above Grade Living Area**

### **Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	22	5.58%
1500	153	38.83%
2000	109	27.66%
2500	51	12.94%
3000	22	5.58%
3500	14	3.55%
4000	12	3.05%
4500	8	2.03%
5000	3	0.76%
5500	0	0.00%
7500	0	0.00%
	394	

### **Population**

AGLA	Frequency	% Population
500	4	0.09%
1000	202	4.49%
1500	1661	36.94%
2000	1377	30.62%
2500	651	14.48%
3000	303	6.74%
3500	152	3.38%
4000	76	1.69%
4500	40	0.89%
5000	13	0.29%
5500	9	0.20%
7500+	9	0.20%
	4497	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

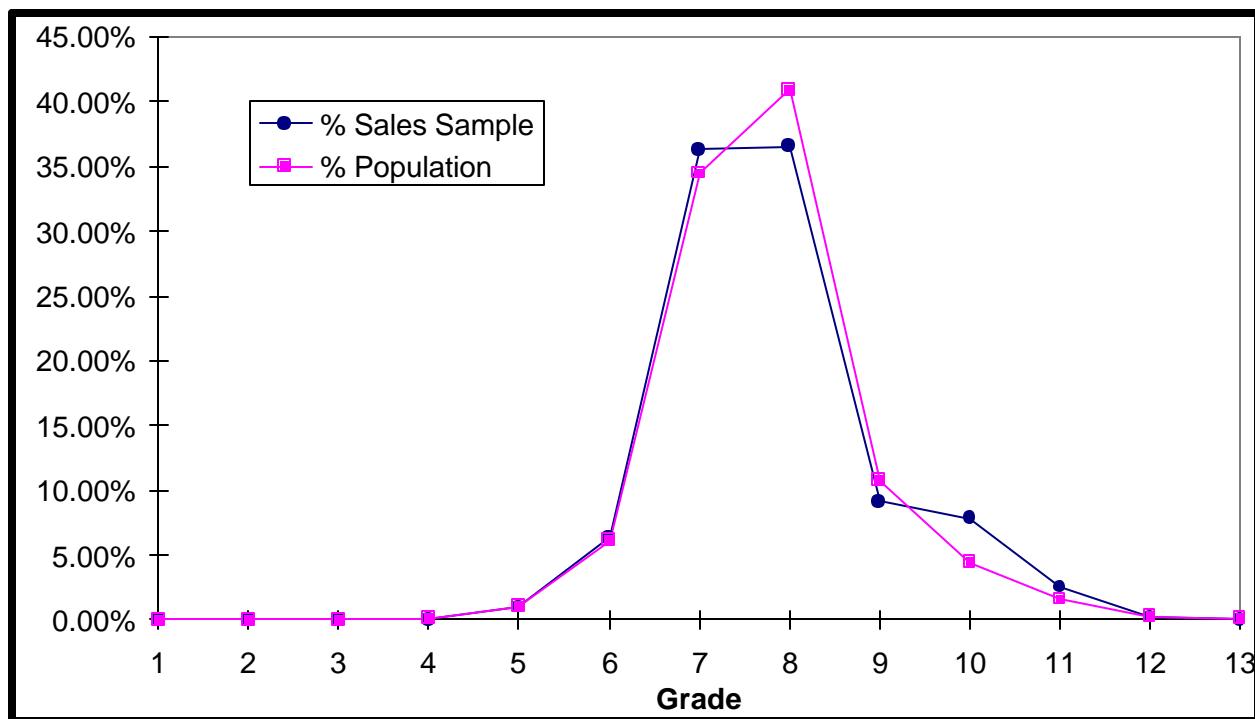
### **Sales Sample Representation of Population - Grade**

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	1.02%
6	25	6.35%
7	143	36.29%
8	144	36.55%
9	36	9.14%
10	31	7.87%
11	10	2.54%
12	1	0.25%
13	0	0.00%
		394

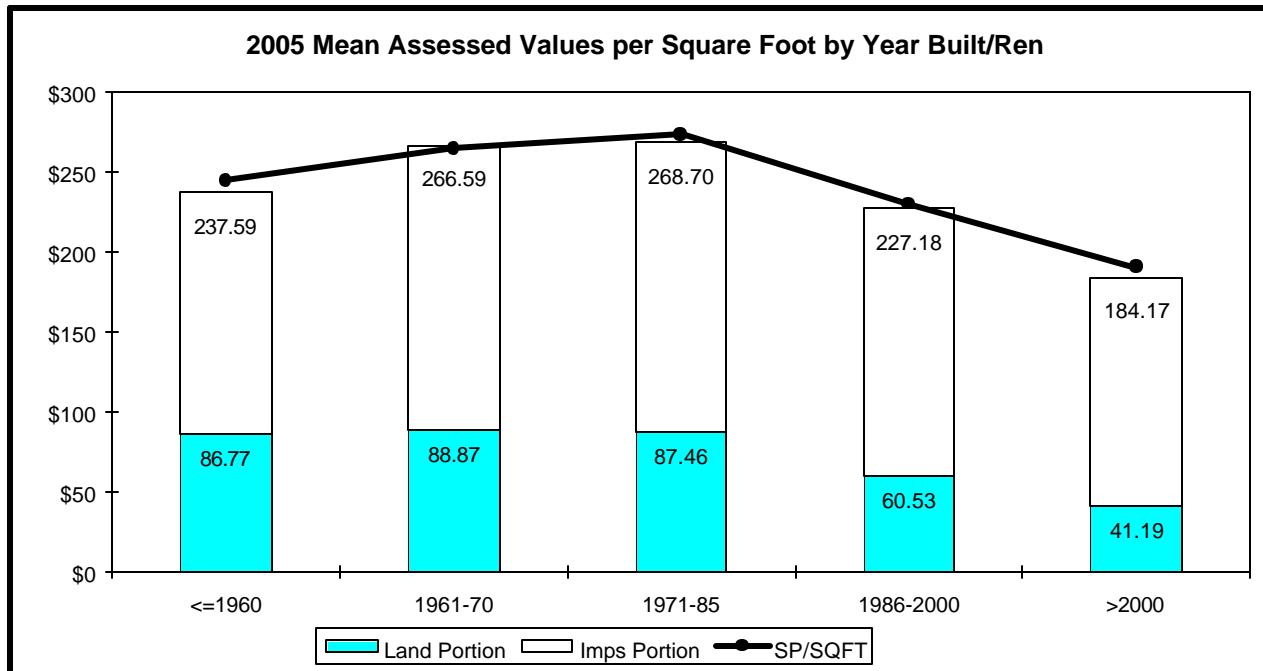
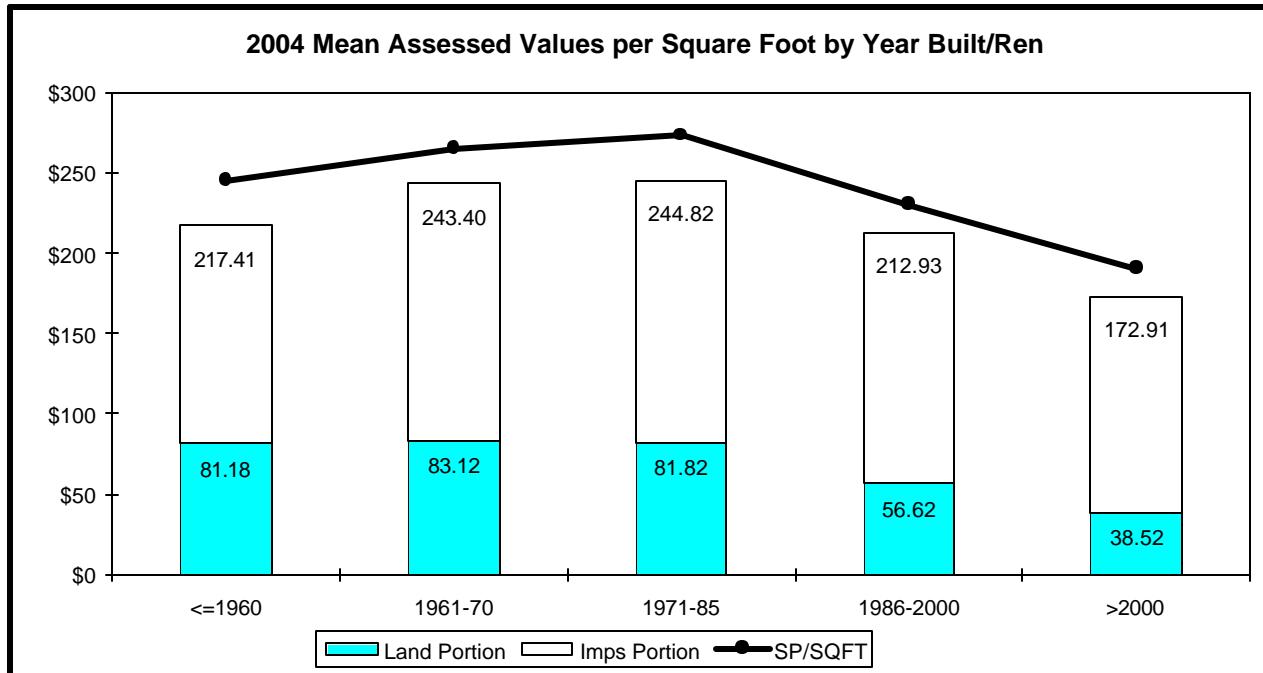
**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	5	0.11%
5	48	1.07%
6	276	6.14%
7	1553	34.53%
8	1842	40.96%
9	484	10.76%
10	200	4.45%
11	72	1.60%
12	12	0.27%
13	4	0.09%
		4497



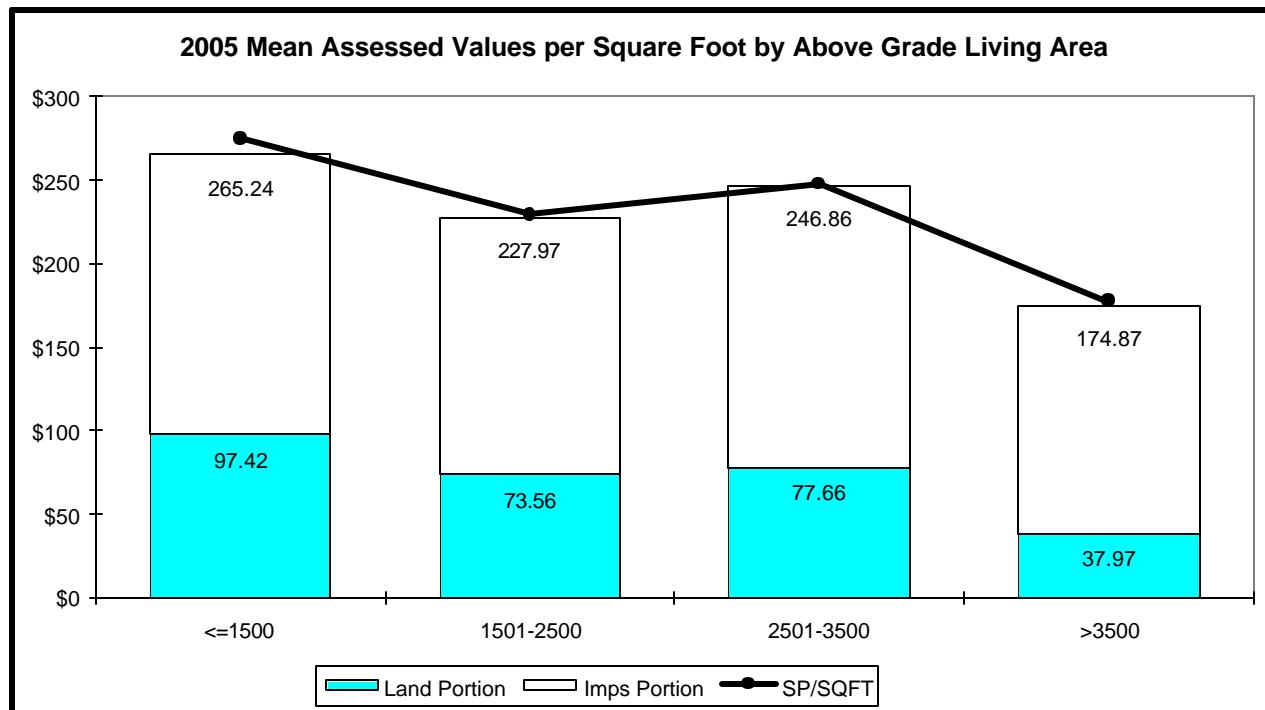
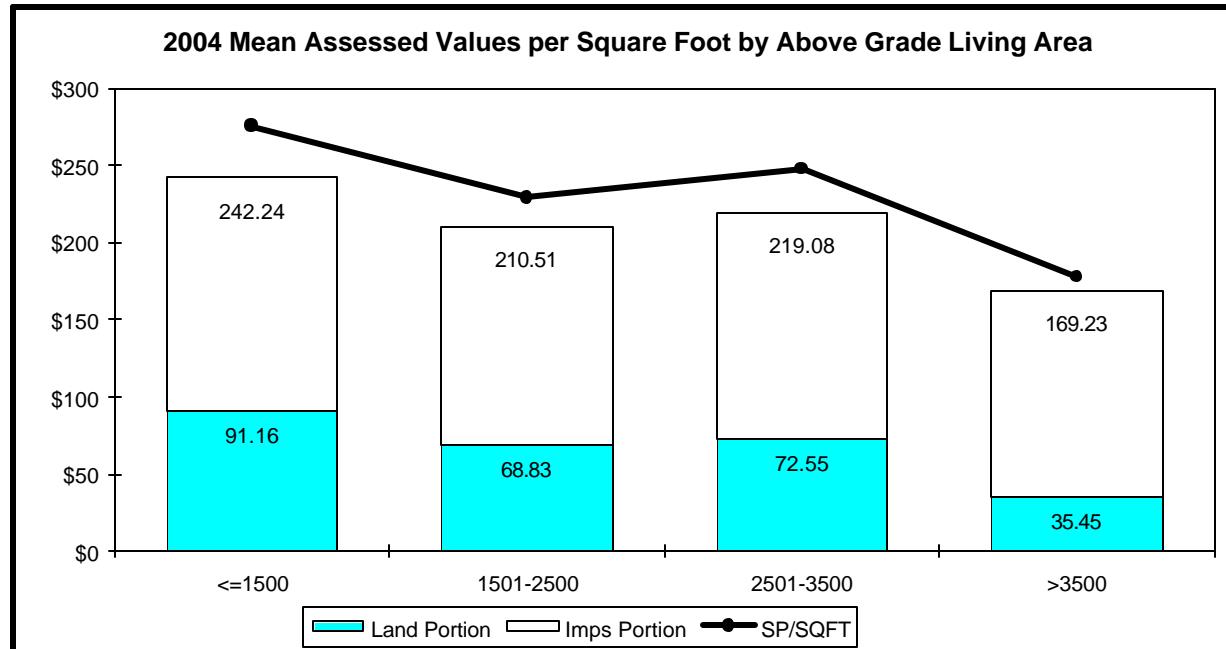
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated**



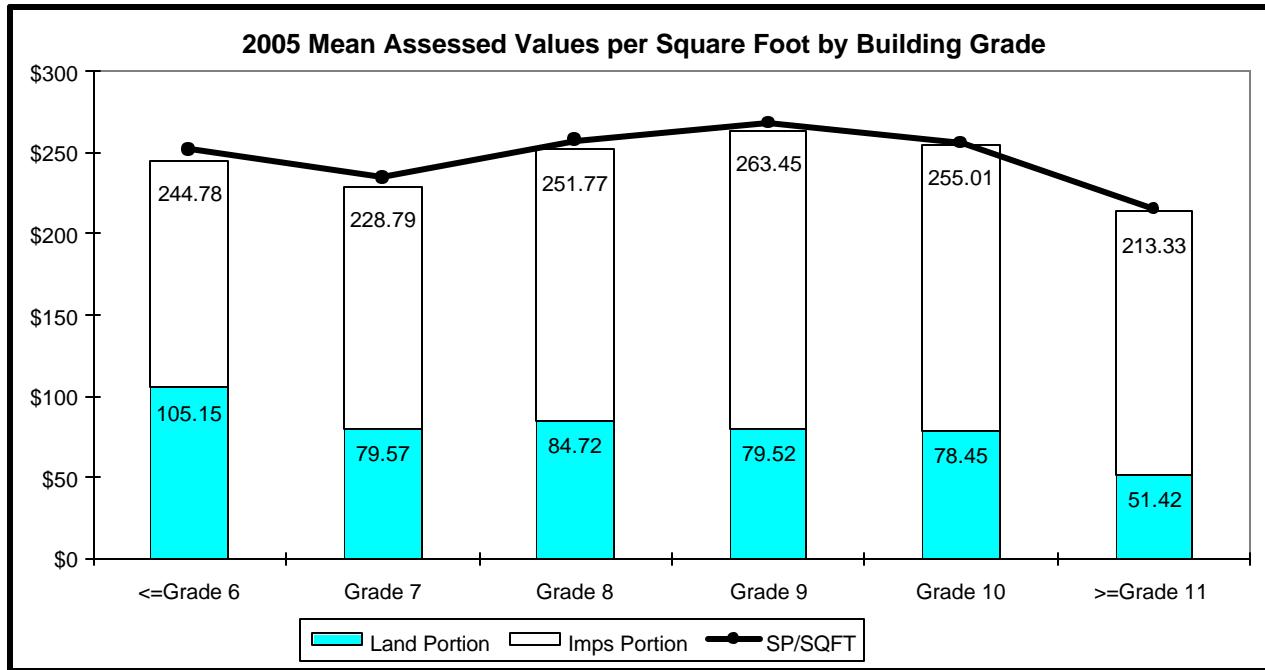
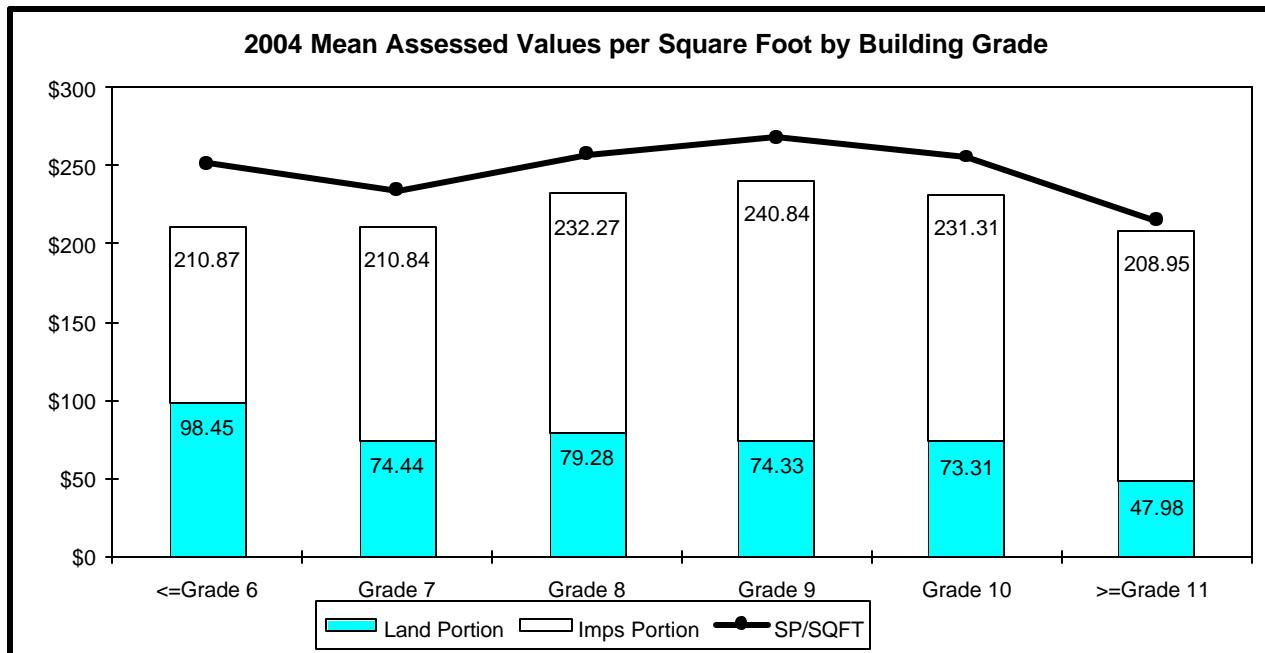
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 15 usable land sales available in the area, their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels an overall market adjustment was derived. This resulted in an overall 7.0% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.073 \text{ with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 394 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

## **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties that are grade 11 or greater and on non-waterfront sites were at a higher assessment level than other properties in the area and require a downward adjustment. Properties that are on waterfront sites and properties that have grade 6 or less homes on non waterfront sites were at a lower assessment level and require a greater upward adjustment than other properties.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9252503 - 5.680126E-02 * \text{LowGradeNon\_WFT} - 8.338393E-02 * \text{IsWft} + .1347681 * \text{Grade\_11Non\_Wft}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value \* 1.097).

\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

\*If “accessory improvements only”, the new land value is used, but there is no change to the improvements. 2005 Land Value +(Previous Improvement Value \* 1.00).

\*If vacant parcels (no improvement value) only the land adjustment applies.

\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)

\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

\*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

## **Mobile Home Update**

There were not enough mobile home sales for a separate analysis (no sales). The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + (\text{Previous Improvement Value} * 1.00), \text{ with results rounded down to the next } \$1,000$$

## **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 49 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

8.08%

<b>Waterfront</b>	<b>Yes</b>
% Adjustment	10.70%
<b>Grade 11 or greater Non WFT</b>	<b>Yes</b>
% Adjustment	-13.74%
<b>Low GradeNon_WFT (Grade 6 or Less)</b>	<b>Yes</b>
% Adjustment	7.07%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance a parcel located on a waterfront site would approximately receive a 18.78% upward adjustment (8.08% Overall +10.70% Waterfront). 362 parcels would receive this adjustment.

Parcels that are Grade 11 or greater and situated on *Non Waterfront Sites* would approximately receive a 5.66% downward adjustment ( 8.08% Overall - 13.74% Grade 11 or Greater and Non Waterfront) 51 Parcels would receive this adjustment.

A parcel with an improvement Grade 6 or less Non waterfront site would approximately receive a 15.15% upward adjustment ( 8.08% Overall + 7.07% Grade 6 or less). 329 parcels would receive this adjustment.

No parcels will receive multiple adjustments

86% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.5

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=6	29	0.845	0.973	15.1%	0.923	1.022
7	143	0.910	0.987	8.5%	0.965	1.009
8	144	0.901	0.979	8.7%	0.957	1.001
9	36	0.903	0.987	9.3%	0.947	1.028
10	31	0.907	1.001	10.3%	0.944	1.058
>=11	11	0.977	0.993	1.6%	0.929	1.056
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1960	217	0.894	0.977	9.2%	0.959	0.994
1961-1970	63	0.912	1.005	10.1%	0.971	1.038
1971-1985	56	0.898	0.990	10.2%	0.956	1.025
1986-2000	40	0.951	1.000	5.2%	0.956	1.044
>2000	18	0.899	0.955	6.2%	0.886	1.024
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair/Average	268	0.910	0.988	8.5%	0.972	1.004
Good/Very Good	126	0.896	0.981	9.4%	0.958	1.004
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	284	0.897	0.979	9.2%	0.964	0.995
1.5	28	0.891	0.985	10.5%	0.924	1.045
2+	82	0.931	1.000	7.4%	0.972	1.029
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1500	175	0.884	0.966	9.3%	0.948	0.985
1501-2500	160	0.921	0.998	8.3%	0.976	1.019
2501-3500	36	0.886	0.998	12.6%	0.953	1.043
>3500	23	0.952	0.984	3.4%	0.927	1.040

## Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.5

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

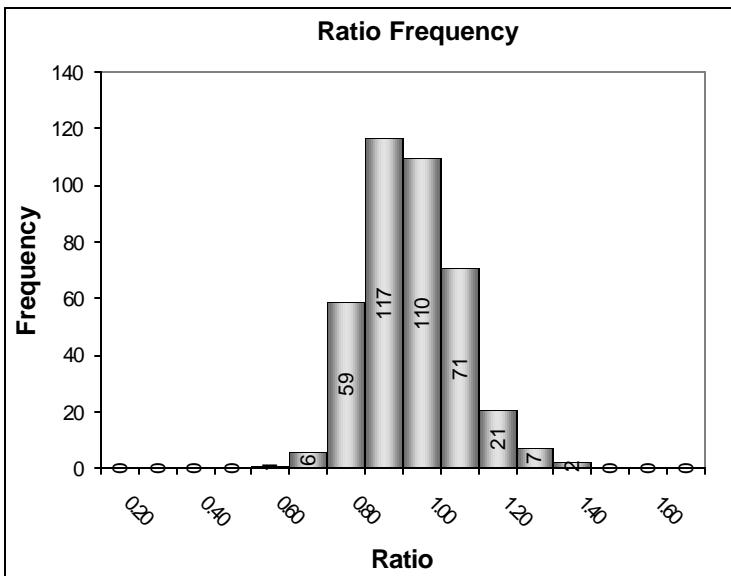
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	236	0.919	0.987	7.4%	0.971	1.004
Y	158	0.893	0.984	10.2%	0.962	1.006
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	375	0.915	0.985	7.7%	0.972	0.999
Y	19	0.832	0.988	18.7%	0.917	1.060
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3	142	0.890	0.974	9.5%	0.952	0.995
8	252	0.914	0.992	8.5%	0.975	1.008
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=10000	133	0.915	1.000	9.2%	0.979	1.020
10001-20000	207	0.912	0.984	7.9%	0.966	1.003
20001-30000	32	0.873	0.949	8.7%	0.896	1.002
30001-43559	15	0.874	0.995	13.9%	0.896	1.094
Grade 11 Non WFT	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	385	0.901	0.985	9.4%	0.972	0.999
Y	9	1.055	0.995	-5.7%	0.918	1.072
Low Grade Non WFT (Grade 6 or less)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	366	0.908	0.986	8.5%	0.972	0.999
Y	28	0.855	0.982	14.9%	0.932	1.032

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> SW/Team 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 3/29/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>Shorewood/Normandy Park</b>	<b>Appr ID:</b> <b>SLED</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	394		
<b>Mean Assessed Value</b>	387,100		
<b>Mean Sales Price</b>	427,300		
<b>Standard Deviation AV</b>	168,507		
<b>Standard Deviation SP</b>	201,340		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.920		
<b>Median Ratio</b>	0.912		
<b>Weighted Mean Ratio</b>	0.906		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.574		
<b>Highest ratio:</b>	1.346		
<b>Coefficient of Dispersion</b>	10.98%		
<b>Standard Deviation</b>	0.126		
<b>Coefficient of Variation</b>	13.66%		
<b>Price Related Differential (PRD)</b>	1.016		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.896		
Upper limit	0.929		
<b>95% Confidence: Mean</b>			
Lower limit	0.908		
Upper limit	0.933		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4564		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.126		
<b>Recommended minimum:</b>	25		
<b>Actual sample size:</b>	394		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	209		
# ratios above mean:	185		
Z:	1.209		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



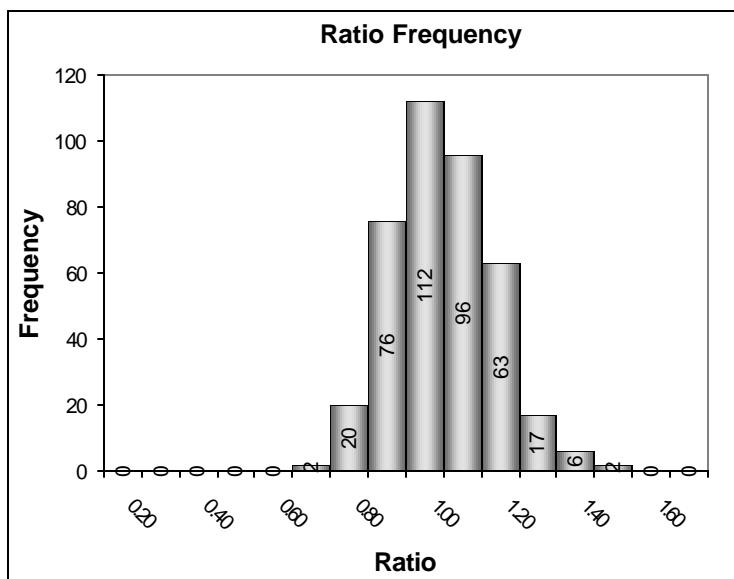
### COMMENTS:

1 to 3 Unit Residences throughout area 49

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> SW/Team 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 3/29/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>Shorewood/Normandy Park</b>	<b>Appr ID:</b> <b>SLED</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	394		
<b>Mean Assessed Value</b>	421,100		
<b>Mean Sales Price</b>	427,300		
<b>Standard Deviation AV</b>	192,198		
<b>Standard Deviation SP</b>	201,340		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	0.990		
<b>Weighted Mean Ratio</b>	0.985		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.620		
<b>Highest ratio:</b>	1.454		
<b>Coefficient of Dispersion</b>	10.60%		
<b>Standard Deviation</b>	0.133		
<b>Coefficient of Variation</b>	13.27%		
<b>Price Related Differential (PRD)</b>	1.013		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.972		
Upper limit	1.006		
<b>95% Confidence: Mean</b>			
Lower limit	0.986		
Upper limit	1.012		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4564		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.133		
<b>Recommended minimum:</b>	28		
<b>Actual sample size:</b>	394		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	209		
# ratios above mean:	185		
Z:	1.209		
<b>Conclusion:</b>	Normal*		
*i.e. no evidence of non-normality			



### COMMENTS:

1 to 3 Unit Residences throughout area 49

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	296680	0065	5/18/04	\$149,000	670	0	5	1929	4	6867	N	N	15223 22ND AV SW
003	143080	0290	9/27/03	\$184,950	840	0	5	1948	4	7270	N	N	1408 SW 144TH PL
003	783580	0190	10/31/03	\$202,000	1290	0	5	1998	3	9895	N	N	13049 12TH AV SW
003	711000	0036	6/23/04	\$341,000	520	680	6	1959	4	11408	Y	N	3317 SW SEOLA LN
003	810360	0160	11/3/03	\$234,050	980	120	6	1954	3	10800	N	N	11267 29TH AV SW
003	810300	0040	9/21/04	\$266,500	990	720	6	1942	3	13050	N	N	11245 26TH AV SW
003	447580	0065	9/7/04	\$322,250	1100	750	6	1934	4	6100	Y	N	2233 SW 154TH ST
003	447580	0046	5/13/03	\$217,000	1100	0	6	1955	3	6783	N	N	2216 SW 154TH ST
003	773660	0010	4/27/04	\$309,950	1210	0	6	1915	4	17786	N	N	12843 14TH AV SW
003	433140	0090	8/4/04	\$200,000	1430	0	6	1953	3	8960	N	N	14224 11TH AV SW
003	810360	0007	7/31/03	\$335,500	1460	0	6	1954	4	10010	N	N	11203 28TH AV SW
003	763580	0941	4/26/04	\$230,000	1530	0	6	1913	3	7200	N	N	14975 21ST AV SW
003	433140	0075	2/19/04	\$185,000	1630	0	6	1949	3	8960	N	N	14304 11TH AV SW
003	433140	0370	6/23/04	\$246,000	860	260	7	1953	3	9320	N	N	14323 12TH AV SW
003	632600	0120	7/17/03	\$299,975	910	790	7	1986	3	8280	N	N	11633 29TH AV SW
003	184200	0010	11/22/04	\$224,950	940	0	7	1948	3	6000	N	N	11509 26TH AV SW
003	233880	0110	4/14/04	\$259,000	940	320	7	1971	2	7788	N	N	15402 22ND AV SW
003	632600	0025	1/27/04	\$237,000	960	0	7	1954	3	7200	N	N	11526 29TH AV SW
003	296680	0040	7/24/03	\$299,000	980	560	7	1952	3	5700	Y	N	2209 SW 152ND ST
003	632600	0050	1/15/03	\$190,000	990	0	7	1955	3	7200	N	N	11519 29TH AV SW
003	184200	0311	7/26/04	\$275,000	1000	1000	7	1952	3	12000	N	N	11609 26TH AV SW
003	242303	9078	5/10/04	\$269,000	1040	0	7	1925	4	12627	N	N	1604 SW 146TH ST
003	296680	0005	7/22/03	\$299,950	1050	220	7	1952	4	5400	Y	N	15206 MAPLEWILD AV SW
003	354160	0245	4/30/04	\$299,950	1050	800	7	1969	3	10325	N	N	1634 SW 140TH ST
003	122303	9145	12/1/03	\$357,000	1060	1060	7	1951	3	6980	Y	N	11934 28TH AV SW
003	783580	0135	12/15/04	\$278,000	1060	340	7	1958	3	8400	N	N	1329 SW 130TH ST
003	433140	0115	11/23/04	\$250,000	1070	1000	7	1953	3	10125	N	N	14219 11TH AV SW
003	632700	0130	4/16/03	\$285,000	1080	730	7	1955	4	8000	N	N	11560 30TH PL SW
003	777420	0226	5/6/03	\$355,000	1080	570	7	1948	4	23000	Y	N	2106 SW 122ND PL
003	638560	0041	1/30/03	\$213,500	1090	550	7	1957	3	7600	N	N	1511 SW 130TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	433220	0065	10/5/04	\$312,000	1090	440	7	1954	3	19000	N	N	1434 SW 143RD ST
003	763680	0342	5/18/04	\$571,330	1110	1110	7	1995	3	9500	Y	Y	14913 28TH AV SW
003	296680	0030	2/13/04	\$285,000	1130	700	7	1946	3	10096	Y	N	15236 MAPLEWILD AV SW
003	778400	0170	8/24/04	\$355,000	1150	0	7	1953	3	9000	Y	N	12144 SHOREWOOD DR SW
003	632700	0140	8/23/04	\$321,500	1190	340	7	1954	4	9700	N	N	11550 30TH PL SW
003	122303	9111	11/3/03	\$449,950	1200	960	7	1948	4	15000	Y	N	2313 SW 120TH ST
003	885900	0045	4/27/04	\$370,000	1210	970	7	1959	3	8480	Y	N	11845 26TH AV SW
003	632700	0155	6/24/04	\$333,950	1220	220	7	1955	5	6225	N	N	11530 30TH PL SW
003	777420	0095	12/1/04	\$495,000	1230	0	7	1948	3	15901	Y	N	12122 25TH AV SW
003	433140	0185	11/3/03	\$235,000	1240	0	7	1955	3	10260	N	N	14240 12TH AV SW
003	184200	0015	9/9/03	\$230,000	1240	0	7	1948	3	6000	N	N	11515 26TH AV SW
003	763580	1013	11/22/04	\$295,000	1250	0	7	1954	3	10920	N	N	14601 21ST AV SW
003	810360	0055	12/10/03	\$286,950	1260	670	7	1954	3	8540	N	N	11415 28TH AV SW
003	632600	0175	12/12/03	\$275,000	1270	1270	7	1957	4	7200	N	N	11609 28TH AV SW
003	433140	0080	9/10/03	\$249,950	1270	800	7	1955	3	8960	N	N	14240 11TH AV SW
003	638560	0075	12/3/03	\$166,500	1280	0	7	1957	2	8400	N	N	1421 SW 130TH ST
003	610240	0120	10/20/04	\$415,000	1290	950	7	1962	4	16300	Y	N	15212 27TH AV SW
003	632700	0085	7/14/03	\$290,000	1330	940	7	1954	4	12794	N	N	11421 30TH PL SW
003	763740	0140	7/21/04	\$325,000	1330	850	7	1946	3	21814	N	N	2010 SW 146TH ST
003	763580	1460	6/29/04	\$247,500	1350	0	7	1918	4	14000	N	N	14678 22ND AV SW
003	433140	0301	4/21/03	\$260,000	1370	860	7	1963	3	9600	N	N	14105 12TH AV SW
003	273160	0100	6/3/04	\$325,000	1370	0	7	1947	3	9200	N	N	14953 22ND AV SW
003	763580	1371	11/25/03	\$379,000	1400	760	7	1921	4	19400	Y	N	2609 SW 149TH PL
003	632600	0030	9/14/04	\$255,000	1410	0	7	1954	3	9600	N	N	11536 29TH AV SW
003	354170	0170	7/7/04	\$285,000	1420	0	7	1966	3	16000	N	N	13843 17TH AV SW
003	233880	0135	5/27/04	\$329,000	1430	0	7	1926	5	7847	Y	N	15434 22ND AV SW
003	778440	0100	11/13/03	\$517,500	1440	1160	7	1948	4	9000	Y	N	12237 MARINE VIEW DR SW
003	763580	1032	9/23/04	\$275,000	1470	0	7	1953	4	6500	N	N	14429 22ND AV SW
003	810300	0116	10/6/04	\$331,600	1520	0	7	1959	4	7200	N	N	2621 SW 114TH ST
003	122303	9237	4/21/03	\$370,000	1550	400	7	1961	3	9280	Y	N	11916 28TH AV SW
003	632700	0210	8/10/04	\$329,500	1550	580	7	1954	3	6660	N	N	2903 SW 115TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	632600	0160	5/17/04	\$255,000	1550	0	7	1955	3	7200	N	N	2923 SW 116TH ST
003	783580	0196	11/5/04	\$228,500	1560	0	7	1962	3	7810	N	N	1217 SW 130TH LN
003	783580	0130	7/3/03	\$246,950	1590	0	7	1958	4	11760	N	N	13005 13TH AV SW
003	777920	0395	6/13/03	\$395,000	1590	0	7	1957	3	9800	Y	N	12882 SHORE CREST DR SW
003	810300	0045	1/24/03	\$235,000	1610	0	7	1942	4	10200	N	N	11251 26TH AV SW
003	273160	0110	8/17/04	\$330,000	1650	180	7	1918	3	12100	N	N	14933 22ND AV SW
003	354160	0100	9/1/04	\$324,000	1680	0	7	1967	4	10150	N	N	13816 16TH AV SW
003	433140	0235	8/27/04	\$264,000	1720	0	7	1991	3	7400	N	N	1018 SW 142ND ST
003	763580	1005	9/22/03	\$370,000	1770	0	7	1959	4	8400	N	N	14603 21ST AV SW
003	632700	0230	3/30/04	\$320,000	2090	260	7	1955	4	7538	N	N	11424 30TH PL SW
003	783580	0134	5/16/03	\$250,000	2170	500	7	1958	3	8400	N	N	1311 SW 130TH ST
003	273160	0030	3/26/04	\$365,000	2250	0	7	1949	4	7700	N	N	15004 24TH AV SW
003	783580	0047	5/7/04	\$420,000	2410	0	7	1985	3	9000	Y	N	12813 14TH AV SW
003	783580	0047	12/15/03	\$344,000	2410	0	7	1985	3	9000	Y	N	12813 14TH AV SW
003	783580	0220	6/7/04	\$380,000	3140	0	7	1996	3	17591	Y	N	13205 12TH AV SW
003	250900	0070	4/29/03	\$269,000	930	810	8	1977	3	9018	N	N	3038 SW 116TH PL
003	777420	0065	6/7/04	\$470,000	1030	1030	8	1950	4	17073	Y	N	12119 25TH AV SW
003	447700	0260	3/18/03	\$295,000	1160	1010	8	1963	4	19490	Y	N	15733 25TH AV SW
003	354160	0235	10/11/04	\$318,500	1220	680	8	1963	3	10225	N	N	13836 17TH AV SW
003	250900	0210	2/12/03	\$324,950	1250	1250	8	1963	3	8361	N	N	3005 SW 116TH PL
003	354160	0085	8/6/03	\$305,000	1270	550	8	1959	3	9500	Y	N	13772 16TH AV SW
003	354160	0470	3/19/03	\$283,000	1270	880	8	1960	3	12300	N	N	13639 17TH AV SW
003	763580	1092	5/1/03	\$306,900	1280	750	8	1965	4	8820	N	N	14648 24TH AV SW
003	778400	0090	8/3/04	\$550,000	1310	540	8	1953	3	9906	Y	N	12040 STANDRING CT SW
003	763580	1424	12/20/04	\$360,000	1320	400	8	1953	4	11850	N	N	2449 SW 150TH ST
003	354160	0030	11/26/03	\$384,000	1320	1300	8	1963	3	9900	Y	N	1431 SW 137TH ST
003	354160	0405	6/19/03	\$377,000	1370	770	8	1968	4	15950	Y	N	13666 18TH AV SW
003	433220	0007	5/14/04	\$322,000	1370	650	8	1971	3	9775	N	N	14020 13TH AV SW
003	354160	0400	6/1/04	\$375,000	1370	600	8	1966	3	15666	Y	N	13660 18TH AV SW
003	354160	0340	9/18/03	\$374,000	1380	970	8	1965	3	11500	Y	N	13749 16TH AV SW
003	179500	0020	9/18/03	\$399,000	1420	620	8	1975	3	9000	Y	N	1909 SW COVE POINT RD

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	778400	0200	6/8/04	\$499,000	1450	770	8	1950	4	9750	Y	N	12129 MARINE VIEW DR SW
003	763800	0150	6/30/03	\$470,000	1450	2180	8	1966	3	15600	Y	N	2625 SW 151ST PL
003	777920	0095	7/22/03	\$424,975	1460	1180	8	1959	4	9000	Y	N	12615 SHOREWOOD DR SW
003	914510	0030	6/3/04	\$449,000	1470	700	8	1966	4	10200	Y	N	11906 27TH PL SW
003	122303	9161	9/22/04	\$520,000	1480	0	8	1952	4	9296	Y	N	11926 28TH AV SW
003	296680	0025	4/2/04	\$354,950	1480	670	8	1965	3	8839	N	N	15232 MAPLEWILD AV SW
003	810360	0020	7/20/04	\$380,000	1480	640	8	1955	3	13370	N	N	11223 28TH AV SW
003	242303	9177	10/21/04	\$426,995	1490	900	8	1966	3	18730	N	N	14430 18TH AV SW
003	763580	1260	10/1/04	\$697,000	1520	0	8	1991	3	13500	Y	N	2738 SW 149TH PL
003	360660	0015	6/28/04	\$418,000	1540	0	8	1949	4	22400	Y	N	14330 23RD AV SW
003	273160	0080	6/16/04	\$455,000	1580	970	8	1975	3	9200	N	N	14981 22ND AV SW
003	354160	0480	6/9/04	\$425,000	1580	1440	8	1963	3	11758	Y	N	13621 18TH AV SW
003	778400	0350	10/11/04	\$447,500	1580	900	8	1953	3	11229	Y	N	12203 MARINE VIEW DR SW
003	250900	0200	1/28/04	\$310,000	1600	900	8	1964	3	7849	N	N	3011 SW 116TH PL
003	777380	0015	7/21/04	\$547,000	1620	800	8	1952	4	11120	Y	N	12005 26TH AV SW
003	122303	9244	9/24/04	\$400,000	1650	1650	8	1962	3	10500	Y	N	11811 26TH AV SW
003	778160	0010	5/7/04	\$850,000	1660	1480	8	1956	3	7980	Y	Y	12705 STANDRING LN SW
003	360660	0005	4/8/03	\$379,500	1980	0	8	1950	4	17000	N	N	14350 22ND AV SW
003	778400	0085	4/1/04	\$515,000	2040	1170	8	1987	3	12329	Y	N	12027 MARINE VIEW DR SW
003	777420	0140	2/28/03	\$385,000	2080	0	8	1953	4	14800	Y	N	12504 MARINE VIEW DR SW
003	763580	1190	8/12/03	\$440,000	2120	240	8	1915	4	11400	N	N	2405 SW 144TH PL
003	360660	0060	12/22/04	\$507,500	2120	1000	8	1948	3	9900	Y	N	14331 22ND AV SW
003	143080	0289	11/29/04	\$345,000	2130	0	8	2001	3	8911	N	N	1406 SW 144TH PL
003	778400	0380	4/30/04	\$352,000	2200	0	8	1950	3	13800	Y	N	11920 MARINE VIEW DR SW
003	777920	0260	3/4/04	\$650,000	2300	1530	8	1956	3	12500	Y	N	12843 SHORE CREST DR SW
003	610240	0130	4/15/04	\$515,000	2400	500	8	1986	3	6587	Y	N	2714 SW 152ND PL
003	610240	0165	7/1/04	\$775,000	2510	1300	8	1962	4	17750	Y	Y	15221 28TH AV SW
003	763740	0100	7/27/04	\$505,000	2870	0	8	2004	3	15000	N	N	2108 SW 146TH ST
003	242303	9124	11/10/03	\$850,000	2980	0	8	1963	3	9150	Y	Y	2681 SW 151ST PL
003	122303	9094	1/26/04	\$800,000	1400	1190	9	1964	3	6180	Y	Y	12055 30TH AV SW
003	778400	0020	8/16/04	\$650,950	1600	1540	9	1988	3	13490	Y	N	11931 MARINE VIEW DR SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	179500	0030	7/6/04	\$532,000	1780	0	9	1972	3	10000	Y	N	1915 SW COVE POINT RD
003	777420	0060	7/12/04	\$770,000	1930	1750	9	1962	4	14414	Y	N	12250 MARINE VIEW DR SW
003	777420	0035	6/23/04	\$477,000	1970	0	9	1958	4	12500	Y	N	12202 MARINE VIEW DR SW
003	777920	0105	4/13/04	\$550,000	2000	420	9	1967	3	9000	Y	N	12623 SHOREWOOD DR SW
003	122303	9187	10/25/04	\$915,000	2180	340	9	1976	3	27125	Y	Y	12556 SHOREWOOD LN SW
003	777920	0300	1/15/04	\$540,000	2180	0	9	1955	3	11808	Y	N	12885 SHORE CREST DR SW
003	296680	0035	7/25/03	\$530,000	2190	1120	9	1992	3	9943	Y	N	15240 MAPLEWILD AV SW
003	914510	0050	2/17/04	\$509,500	2190	1380	9	1978	3	9400	Y	N	11920 27TH PL SW
003	433220	0036	10/5/04	\$399,990	2420	730	9	1998	3	13342	N	N	14221 13TH AV SW
003	354160	0390	6/23/04	\$595,000	2480	780	9	1986	3	9840	Y	N	13644 18TH AV SW
003	778400	0291	6/28/04	\$649,000	2580	930	9	1985	3	12664	Y	N	12205 SHOREWOOD DR SW
003	777420	0190	8/11/03	\$610,000	3670	0	9	1997	3	14921	N	N	2221 SW 120TH ST
003	447700	0176	8/27/03	\$557,000	1430	830	10	1979	3	9704	Y	N	15829 23RD AV SW
003	763800	0110	2/11/04	\$615,900	1530	1350	10	1968	4	14500	Y	N	2665 SW 151ST PL
003	777420	0208	6/11/04	\$575,000	2080	1190	10	1991	3	8856	Y	N	12109 24TH PL SW
003	763800	0170	4/11/03	\$510,000	2100	540	10	1967	3	12700	Y	N	2605 SW 151ST ST
003	763800	0050	8/9/04	\$550,000	2760	490	10	1977	3	13400	Y	N	2660 SW 151ST PL
003	711000	0055	8/27/04	\$950,000	4310	0	10	1999	3	25643	Y	N	11804 SEOLA BEACH DR SW
003	763800	0100	6/9/04	\$1,400,000	3730	1100	11	1985	3	17388	Y	Y	2675 SW 151ST PL
008	252303	9043	7/7/03	\$180,000	1060	0	5	1956	4	10906	N	N	16312 19TH AV SW
008	443840	0080	9/13/04	\$210,000	710	0	6	1953	3	9362	N	N	137 SW 185TH ST
008	061700	0089	12/2/04	\$245,000	820	0	6	1954	3	6200	N	N	405 SW 207TH PL
008	763120	0300	11/22/04	\$480,000	870	300	6	1941	3	6983	Y	Y	3516 SW 172ND ST
008	252303	9125	5/6/04	\$224,000	960	0	6	1955	3	15521	N	N	1920 SW 162ND ST
008	182720	0020	4/8/04	\$282,000	1020	0	6	1950	4	16500	N	N	2456 SW 172ND ST
008	443840	0095	3/10/03	\$187,975	1050	0	6	1953	3	9300	N	N	155 SW 185TH ST
008	611140	0035	12/15/04	\$230,000	1060	0	6	1950	4	9804	N	N	404 SW 200TH ST
008	252303	9136	8/24/04	\$200,000	1110	0	6	1948	4	17680	N	N	16027 19TH AV SW
008	292860	0235	6/25/03	\$269,975	1110	490	6	1920	4	12484	N	N	2636 SW 172ND ST
008	292860	0304	11/14/04	\$410,000	1120	0	6	1930	4	13769	Y	N	3141 SW 171ST ST
008	443840	0025	9/14/04	\$225,000	1130	0	6	1953	3	10540	N	N	130 SW 185TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	763120	0220	11/3/04	\$369,000	1170	0	6	1944	4	7200	Y	N	3508 SW 171ST ST
008	312304	9016	3/31/03	\$250,475	1250	0	6	1945	4	12748	N	N	18526 2ND AV SW
008	611540	0280	8/20/03	\$300,000	1300	900	6	1943	3	39960	N	N	20607 1ST AV S
008	061600	0225	6/28/04	\$375,000	1940	0	6	1945	3	14400	N	N	20902 MARINE VIEW DR SW
008	809600	0105	6/25/03	\$515,000	840	420	7	1982	3	5120	Y	Y	3130 SW 172ND ST
008	300180	0165	4/29/04	\$211,650	940	0	7	1955	3	8052	N	N	1639 SW 164TH ST
008	292760	0145	6/26/03	\$264,000	990	380	7	1954	4	8850	N	N	16812 28TH AV SW
008	302304	9221	5/1/03	\$369,950	1000	200	7	1950	3	11850	N	N	1315 SW 174TH ST
008	252303	9301	4/26/04	\$319,500	1010	670	7	1961	3	11877	N	N	2011 SW 162ND CT
008	440680	0030	2/20/03	\$299,950	1040	410	7	1958	3	7932	N	N	220 SW 184TH ST
008	418690	0010	10/21/03	\$330,000	1050	800	7	1957	3	15000	Y	N	215 SW 192ND ST
008	292760	0281	4/1/03	\$270,000	1100	0	7	1949	4	8600	N	N	2822 SW 169TH ST
008	440680	0035	9/29/04	\$289,950	1110	0	7	1957	3	7930	N	N	212 SW 184TH ST
008	302304	9125	8/28/04	\$325,000	1120	480	7	1947	3	32234	N	N	16804 6TH AV SW
008	252303	9309	8/25/04	\$245,000	1130	580	7	1962	3	11900	N	N	16036 19TH AV SW
008	611200	0010	11/1/03	\$367,000	1150	1100	7	1959	5	14994	N	N	20013 3RD AV SW
008	433500	0075	6/25/04	\$315,000	1150	0	7	1953	4	14493	N	N	2516 SW 169TH PL
008	252303	9056	6/16/04	\$255,000	1170	0	7	1964	4	10725	N	N	1927 SW 162ND ST
008	279180	0085	5/23/03	\$266,700	1170	0	7	1955	3	8800	N	N	18301 7TH AV SW
008	312304	9150	10/23/03	\$168,000	1180	0	7	1955	4	9600	N	N	18605 1ST AV S
008	611750	1435	11/29/04	\$295,000	1180	0	7	1952	3	33500	N	N	18935 MARINE VIEW DR SW
008	611920	0055	1/26/03	\$239,950	1200	0	7	1954	3	8000	Y	N	506 SW 181ST ST
008	188850	0020	3/23/04	\$350,500	1210	1210	7	1976	4	15486	N	N	19405 1ST AV S
008	279180	0020	10/7/03	\$275,500	1220	1220	7	1955	3	8740	N	N	602 SW 183RD ST
008	305600	0025	2/3/04	\$249,625	1230	300	7	1957	4	8316	N	N	1932 SW 167TH ST
008	611650	0150	9/10/03	\$200,000	1230	0	7	1950	3	10393	N	N	1602 SW 170TH ST
008	312304	9167	2/26/04	\$315,000	1240	0	7	1957	3	7650	Y	N	18456 4TH AV SW
008	772610	0050	4/17/03	\$400,000	1250	750	7	2003	3	8664	N	N	119 SW 202ND ST
008	611860	0030	5/12/04	\$279,500	1260	0	7	1953	4	9000	N	N	412 SW NORMANDY RD
008	312304	9194	5/22/03	\$289,950	1260	0	7	1958	3	13561	N	N	19021 4TH AV SW
008	300180	0045	11/22/04	\$321,000	1290	1020	7	1986	3	8114	N	N	16515 19TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	252303	9316	12/19/03	\$219,950	1300	0	7	1966	3	7440	N	N	16016 19TH AV SW
008	312304	9171	8/19/04	\$385,000	1300	980	7	1956	3	9600	N	N	421 SW NORMANDY RD
008	763480	0060	3/31/04	\$283,500	1300	570	7	1952	3	15832	Y	N	16045 25TH AV SW
008	312304	9190	7/22/04	\$299,950	1320	0	7	1936	3	17747	Y	N	18602 2ND AV SW
008	611750	0915	7/10/03	\$330,000	1330	680	7	1954	4	11382	N	N	18929 8TH AV SW
008	300180	0115	7/6/04	\$260,000	1340	0	7	1984	5	14400	N	N	16625 16TH AV SW
008	611920	0025	6/16/04	\$260,000	1350	0	7	1954	3	7800	N	N	511 SW 181ST ST
008	182720	0310	4/15/04	\$740,000	1370	1370	7	1958	4	14040	Y	Y	2619 SW 172ND ST
008	611440	0066	2/12/03	\$317,000	1370	700	7	1953	4	37004	N	N	17403 6TH AV SW
008	611860	0040	9/19/03	\$299,950	1380	460	7	1954	3	10370	N	N	419 SW 182ND ST
008	293480	0010	9/12/03	\$315,000	1390	490	7	1956	4	7490	N	N	1612 SW 166TH ST
008	300180	0012	5/11/04	\$272,000	1400	0	7	1961	4	9900	N	N	1929 SW 164TH ST
008	611340	0089	3/1/04	\$393,000	1400	870	7	1965	4	15021	N	N	19701 4TH AV SW
008	611750	2475	3/4/03	\$302,950	1400	590	7	1953	4	8486	N	N	19115 2ND AV SW
008	611750	1470	6/20/03	\$287,500	1400	1310	7	1954	4	18100	N	N	18991 MARINE VIEW CIR
008	433500	0085	10/24/03	\$282,000	1410	390	7	1950	4	15369	N	N	2510 SW 169TH PL
008	612090	0100	8/7/03	\$271,000	1410	1410	7	1968	3	12200	N	N	18225 3RD PL SW
008	061700	0086	1/23/04	\$335,500	1430	0	7	1953	4	8000	N	N	411 SW 207TH PL
008	061900	0055	12/1/04	\$349,000	1440	0	7	1954	4	15210	N	N	20612 MARINE VIEW DR SW
008	312304	9098	2/18/04	\$280,000	1450	260	7	1963	3	11220	N	N	154 SW 186TH ST
008	182720	0300	10/18/04	\$800,000	1460	0	7	1955	4	14700	Y	Y	2631 SW 172ND ST
008	252303	9278	6/17/03	\$227,950	1460	0	7	1955	3	8710	N	N	1636 SW 164TH ST
008	611920	0005	12/29/04	\$359,000	1510	800	7	1955	3	12220	N	N	18118 6TH AV SW
008	061800	0085	3/20/03	\$365,000	1520	1080	7	1960	4	18700	N	N	417 SW 206TH ST
008	374160	0050	10/12/04	\$279,000	1520	0	7	1950	3	11160	N	N	16714 27TH AV SW
008	611650	0346	7/28/03	\$355,000	1530	900	7	1969	3	15100	N	N	16836 16TH AV SW
008	611750	1995	5/22/03	\$422,000	1550	0	7	1950	4	11806	Y	N	17952 BRITTANY DR SW
008	611650	0340	11/11/04	\$375,000	1560	490	7	1954	4	29200	N	N	16814 16TH AV SW
008	312304	9126	12/29/04	\$377,000	1560	0	7	1954	3	10500	Y	N	18811 4TH AV SW
008	061900	0100	6/16/03	\$335,000	1570	570	7	1958	4	15030	N	N	20459 2ND AV SW
008	374160	0035	10/11/04	\$308,000	1580	0	7	1952	3	9288	N	N	2621 SW 167TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611540	0003	10/21/03	\$300,777	1600	0	7	1936	3	20100	N	N	19205 1ST AV S
008	061600	0115	3/27/03	\$257,000	1610	0	7	1953	3	13000	N	N	20858 2ND PL SW
008	611750	0235	6/27/03	\$339,000	1680	0	7	1955	3	13500	Y	N	18171 MARINE VIEW DR SW
008	776470	0020	9/18/03	\$302,500	1700	0	7	1949	3	22800	Y	N	17220 SYLVESTER RD SW
008	061600	0290	5/2/03	\$665,000	1750	0	7	1947	4	24290	Y	N	21015 MARINE VIEW DR SW
008	611200	0050	8/30/04	\$345,000	1760	0	7	1959	4	15008	N	N	20014 3RD AV SW
008	061600	0080	11/25/03	\$273,200	1790	0	7	1954	4	7070	N	N	153 S 208TH ST
008	611750	1475	5/23/03	\$325,950	1790	0	7	1955	4	19550	N	N	18997 MARINE VIEW CIR
008	293460	0040	11/7/03	\$258,000	1810	0	7	1955	3	8546	N	N	1605 SW 165TH ST
008	252303	9263	4/28/04	\$246,000	1840	0	7	1955	3	7600	N	N	1926 SW 164TH ST
008	611650	0170	6/16/03	\$494,000	1870	670	7	1951	4	23331	Y	N	17055 16TH AV SW
008	312304	9100	1/22/03	\$354,000	1960	1240	7	2001	3	15681	Y	N	207 SW NORMANDY RD
008	611650	0008	10/1/03	\$285,500	1970	0	7	1952	4	8000	N	N	16827 19TH AV SW
008	611140	0020	3/28/03	\$335,000	2010	0	7	2003	3	9474	N	N	426 SW 200TH ST
008	611200	0060	5/19/03	\$289,000	2030	0	7	1959	3	16150	N	N	20038 3RD AV SW
008	611650	0098	5/29/03	\$251,000	2060	0	7	1940	3	17160	N	N	1605 SW 168TH ST
008	292860	0220	2/17/04	\$430,800	2110	1290	7	1934	4	10672	N	N	2656 SW 172ND ST
008	302304	9265	5/8/03	\$327,540	2220	0	7	1952	4	14652	N	N	1348 SW 175TH ST
008	252303	9335	5/11/04	\$365,000	2250	0	7	1989	3	5390	N	N	15931 22ND AV SW
008	611650	0337	4/27/04	\$339,000	2390	0	7	1957	3	15070	N	N	1407 SW 168TH ST
008	611750	1490	1/27/03	\$331,000	2430	0	7	1953	4	36300	N	N	835 MARINE VIEW DR SW
008	292960	0035	5/21/04	\$480,000	2710	0	7	1950	4	19000	Y	N	17449 SYLVESTER RD SW
008	061800	0120	8/13/03	\$317,000	1080	1080	8	1957	3	17000	N	N	20620 4TH AV SW
008	061600	0020	7/20/04	\$360,000	1140	600	8	1978	3	12800	N	N	20861 2ND PL SW
008	512240	0190	7/8/03	\$500,000	1140	1510	8	1955	3	19090	Y	N	2612 SW 167TH ST
008	000120	0019	9/22/04	\$400,000	1160	900	8	1947	3	26036	N	N	17622 12TH AV SW
008	427640	0065	4/9/04	\$299,950	1170	680	8	1952	4	10850	N	N	16911 21ST AV SW
008	061600	0105	3/2/04	\$363,500	1180	500	8	1978	3	13500	N	N	20856 2ND PL SW
008	292760	0405	6/8/04	\$450,000	1200	1190	8	1942	4	11116	Y	N	16701 31ST AV SW
008	507240	0040	5/10/04	\$360,000	1220	910	8	1971	3	9625	N	N	17561 6TH PL SW
008	302304	9122	4/24/03	\$480,000	1240	1290	8	1973	3	75794	N	N	16830 8TH AV SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	374160	0045	7/7/04	\$329,000	1270	1270	8	1954	3	9570	N	N	2605 SW 167TH PL
008	519410	0066	8/4/04	\$360,000	1280	720	8	1955	3	15405	Y	N	19909 MARINE VIEW DR SW
008	763120	0185	1/23/03	\$400,000	1300	750	8	1989	3	7800	Y	N	3539 SW 170TH ST
008	292960	0092	5/21/04	\$464,000	1320	780	8	1973	3	16850	Y	N	1643 SW HILLCREST RD
008	507210	0051	12/17/04	\$334,750	1350	120	8	1958	3	9900	N	N	17814 6TH AV SW
008	292860	0105	7/21/03	\$759,000	1370	810	8	1950	5	12709	Y	N	2815 SW 170TH ST
008	061900	0074	2/7/03	\$340,000	1380	640	8	1969	4	17625	N	N	20550 MARINE VIEW DR SW
008	611750	2165	5/4/04	\$458,500	1390	700	8	1954	3	11960	Y	N	1233 NORMANDY TER SW
008	507242	0070	8/31/04	\$411,000	1400	1340	8	1973	3	14605	N	N	717 SW 179TH CT
008	292760	0555	4/26/03	\$430,000	1410	460	8	1969	3	8349	Y	N	16726 33RD AV SW
008	611230	0020	3/30/04	\$420,000	1420	780	8	1977	3	15250	N	N	417 SW 197TH ST
008	292760	0415	5/3/04	\$360,000	1430	570	8	1956	4	11250	Y	N	16710 32ND AV SW
008	061800	0115	10/27/04	\$355,000	1440	1440	8	1959	3	17700	N	N	20614 4TH AV SW
008	611650	0270	11/29/04	\$480,000	1450	820	8	1952	4	12001	Y	N	17056 16TH AV SW
008	507220	0065	9/12/03	\$397,000	1460	1200	8	1956	3	9500	Y	N	17815 3RD PL SW
008	611860	0055	8/19/04	\$293,000	1480	0	8	1954	3	9700	Y	N	404 SW 182ND ST
008	507230	0190	8/12/04	\$385,000	1500	1150	8	1957	3	12400	N	N	213 SW 177TH ST
008	062204	9067	1/29/04	\$375,000	1500	1500	8	1955	3	18295	N	N	20005 MARINE VIEW DR SW
008	188850	0030	3/27/03	\$350,000	1510	590	8	1976	4	15000	N	N	106 SW 194TH ST
008	507190	0070	5/25/04	\$415,000	1510	1190	8	1963	3	11040	Y	N	225 SW 178TH ST
008	507240	0350	3/11/03	\$280,600	1510	200	8	1965	3	9900	N	N	623 SW 175TH ST
008	302304	9212	12/28/04	\$495,000	1510	1510	8	1962	3	47044	N	N	1135 SW 174TH ST
008	507230	0150	10/14/03	\$412,000	1510	800	8	1956	3	11000	Y	N	17665 3RD PL SW
008	252303	9021	5/12/04	\$421,000	1510	0	8	1946	3	36565	Y	N	16040 MAPLEWILD AV SW
008	507240	0270	6/6/03	\$385,000	1520	810	8	1961	3	9900	Y	N	466 SW 175TH PL
008	028265	0240	7/8/04	\$310,000	1540	860	8	1966	3	17017	N	N	19600 1ST PL SW
008	611750	1185	9/5/03	\$300,000	1540	360	8	1956	3	29960	Y	N	19469 NORMANDY PARK DR SW
008	507230	0140	7/23/04	\$393,000	1560	1300	8	1957	3	9900	Y	N	328 SW 177TH ST
008	061600	0085	1/27/03	\$397,800	1563	0	8	2003	3	13792	N	N	20820 2ND PL SW
008	151600	0055	3/25/03	\$450,000	1590	560	8	1959	4	21235	Y	N	18831 2ND AV SW
008	312304	9238	11/24/04	\$358,250	1590	910	8	1961	3	10800	Y	N	19005 4TH AV SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	507210	0035	2/4/03	\$318,500	1590	1230	8	1957	3	9900	Y	N	17805 6TH AV SW
008	512240	0130	9/23/03	\$449,000	1630	1630	8	1978	3	18887	Y	N	2770 SW 167TH ST
008	302304	9196	7/26/04	\$383,000	1630	1630	8	1965	3	18462	N	N	1334 SW 174TH ST
008	611650	0190	1/23/03	\$375,000	1640	280	8	1952	4	38356	N	N	1623 SW 170TH ST
008	507230	0175	8/9/04	\$418,000	1640	1370	8	1958	3	12828	N	N	212 SW 177TH ST
008	611650	0351	5/19/04	\$407,950	1650	0	8	1950	4	21700	N	N	1410 SW 170TH ST
008	611750	0885	3/16/04	\$480,000	1660	500	8	1954	4	20200	Y	N	18666 BEVERLY RD SW
008	611750	0980	7/23/03	\$357,500	1680	410	8	1941	4	14141	N	N	18932 MARINE VIEW DR SW
008	507241	0070	11/24/04	\$420,000	1710	0	8	1973	3	8690	N	N	17836 7TH PL SW
008	507241	0070	5/23/03	\$285,000	1710	0	8	1973	3	8690	N	N	17836 7TH PL SW
008	324000	0060	1/15/04	\$477,000	1710	1130	8	1977	3	33612	N	N	450 SW 191ST ST
008	509780	0140	3/3/03	\$335,000	1720	830	8	1974	3	25268	N	N	17415 1ST PL SW
008	611090	0030	9/7/04	\$478,999	1730	1000	8	1979	4	14385	N	N	20126 MARINE VIEW DR SW
008	611750	1835	4/15/03	\$479,950	1740	1290	8	1980	4	11637	Y	N	17989 RIVIERA PL SW
008	776570	0025	9/1/04	\$444,000	1740	0	8	1950	4	28900	N	N	812 SW 174TH ST
008	310200	0020	1/8/04	\$409,900	1750	730	8	1992	3	8764	N	N	614 SW 181ST PL
008	062204	9113	7/31/03	\$500,000	1750	0	8	1965	3	14810	Y	N	20537 MARINE VIEW DR SW
008	312304	9230	10/22/04	\$475,000	1770	0	8	1962	3	12462	Y	N	18629 2ND AV SW
008	061600	0160	7/11/03	\$315,000	1770	0	8	1959	3	14400	N	N	20837 2ND PL SW
008	236560	0015	12/8/03	\$405,000	1780	1200	8	1959	3	16715	Y	N	244 SW 191ST ST
008	770155	0070	4/13/04	\$495,000	1820	1710	8	1983	3	16033	N	N	18816 6TH AV SW
008	507230	0080	6/11/03	\$328,500	1840	0	8	1959	3	9900	N	N	17606 3RD PL SW
008	816370	0020	12/16/04	\$440,000	1860	800	8	1968	3	12768	N	N	330 SW 203RD ST
008	507190	0025	7/30/03	\$349,500	1880	0	8	1956	3	9350	Y	N	17819 3RD AV SW
008	509780	0030	11/5/04	\$393,000	1910	880	8	1976	4	21601	N	N	17430 1ST PL SW
008	061600	0260	12/5/03	\$475,000	1920	920	8	1969	4	16200	N	N	21000 MARINE VIEW DR SW
008	302304	9219	6/22/04	\$470,000	1930	390	8	1950	4	19488	Y	N	1369 SW 174TH ST
008	768040	0190	4/22/04	\$530,000	1930	430	8	1959	3	20559	Y	N	16601 25TH AV SW
008	611920	0050	6/23/04	\$355,000	1950	0	8	1954	3	10400	Y	N	504 SW 181ST ST
008	312304	9111	5/14/03	\$415,000	1950	0	8	1956	3	9000	Y	N	18240 8TH AV SW
008	611750	1950	11/5/03	\$420,000	1970	0	8	1951	5	12296	Y	N	17963 MARINE VIEW DR SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	292760	0020	7/14/04	\$317,001	1970	0	8	1952	4	11250	N	N	16905 26TH AV SW
008	612070	0010	4/17/03	\$315,000	1980	520	8	1973	3	18314	N	N	16915 11TH PL SW
008	279180	0080	10/21/04	\$390,000	1980	0	8	1956	3	9350	N	N	643 SW 183RD ST
008	507220	0010	10/8/04	\$417,000	2070	580	8	1956	3	10890	Y	N	350 SW 178TH ST
008	302304	9087	6/18/03	\$440,000	2080	460	8	1957	4	19166	N	N	16846 2ND AV SW
008	611750	1485	10/22/03	\$293,000	2080	0	8	1956	3	15482	N	N	19225 MARINE VIEW CIR
008	028270	0030	9/15/04	\$387,000	2090	600	8	1965	3	15250	Y	N	19451 1ST PL SW
008	433500	0160	11/17/04	\$392,000	2110	0	8	1951	4	15322	N	N	16529 21ST AV SW
008	611750	1040	3/20/03	\$328,000	2140	0	8	1958	3	13200	N	N	18988 MARINE VIEW CIR
008	611750	0760	8/12/03	\$585,000	2140	240	8	1952	3	41250	Y	N	18625 BEVERLY RD SW
008	418690	0015	8/20/03	\$403,500	2150	0	8	1954	3	15000	N	N	225 SW 192ND ST
008	611650	0442	5/14/04	\$495,000	2180	0	8	1997	3	18462	N	N	16811 10TH AV SW
008	611650	0450	6/30/04	\$495,000	2220	1880	8	1959	4	57934	Y	N	16824 12TH PL SW
008	611750	1915	10/11/04	\$485,000	2280	0	8	1977	3	11781	N	N	17923 MARINE VIEW DR SW
008	512240	0175	5/28/03	\$629,900	2360	1090	8	1966	3	19601	Y	N	2638 SW 167TH ST
008	611750	0695	9/9/04	\$490,000	2380	720	8	1951	3	17500	Y	N	18540 BRITTANY DR SW
008	302304	9353	3/27/03	\$415,000	2390	0	8	1967	4	24829	N	N	248 SW 171ST ST
008	507242	0050	3/12/03	\$315,000	2400	0	8	1975	4	12125	N	N	710 SW 179TH CT
008	611750	1855	9/29/04	\$450,000	2450	0	8	1977	4	12097	Y	N	17968 MARINE VIEW DR SW
008	929080	0050	12/17/04	\$440,000	2570	0	8	1953	3	14033	Y	N	18843 1ST PL SW
008	182720	0450	5/16/03	\$940,000	2590	0	8	1972	3	14460	Y	Y	2111 SW 174TH ST
008	061600	0095	10/6/03	\$522,500	2630	0	8	2003	3	14400	N	N	20832 2ND PL SW
008	061600	0359	7/23/04	\$630,000	2730	0	8	1965	3	64468	Y	N	20809 MARINE VIEW DR SW
008	061600	0359	9/18/03	\$550,000	2730	0	8	1965	3	64468	Y	N	20809 MARINE VIEW DR SW
008	302304	9214	2/17/04	\$445,000	3020	0	8	1953	3	42253	N	N	17248 4TH AV SW
008	611750	1375	5/11/04	\$417,000	3030	0	8	1959	4	15334	N	N	19435 MARINE VIEW DR SW
008	763120	0010	5/17/04	\$625,000	3080	0	8	1995	3	11520	Y	N	16735 MAPLEWILD AV SW
008	611750	0620	6/7/04	\$1,400,000	3120	1100	8	1942	5	30305	Y	Y	18901 EDGECLIFF DR SW
008	292760	0640	10/19/04	\$515,000	1490	0	9	1977	3	10934	Y	N	16710 33RD AV SW
008	509780	0100	5/10/04	\$398,000	1540	430	9	1978	3	20600	N	N	17402 1ST PL SW
008	302304	9110	6/10/03	\$450,000	1760	790	9	1978	3	18600	N	N	463 SW 171ST PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	028270	0050	3/11/04	\$435,000	1800	900	9	1976	3	14185	Y	N	19461 1ST PL SW
008	763120	0040	5/21/03	\$500,000	1890	0	9	1981	3	12080	Y	N	16751 MAPLEWILD AV SW
008	292960	0004	12/13/04	\$650,000	1920	960	9	1970	3	17851	Y	N	1969 SW HILLCREST RD
008	611230	0030	12/19/03	\$449,000	1940	700	9	1977	3	14620	N	N	415 SW 197TH ST
008	611750	2763	1/7/03	\$950,000	2120	2120	9	1987	3	21323	Y	N	18425 8TH AV SW
008	182720	0195	2/20/03	\$575,500	2140	730	9	1991	3	8202	Y	N	17310 SYLVESTER RD SW
008	182720	0165	10/26/04	\$620,500	2160	0	9	1984	3	17820	Y	N	17434 SYLVESTER RD SW
008	611230	0140	1/24/03	\$489,000	2450	0	9	1974	5	15002	N	N	406 SW 197TH ST
008	312304	9243	8/26/04	\$760,000	2490	2160	9	1971	3	21780	Y	N	18814 4TH AV SW
008	302304	9345	9/26/03	\$477,000	2530	0	9	1964	4	24165	N	N	1000 SW EASTBROOK RD
008	302304	9247	9/22/03	\$618,000	2680	890	9	1951	4	17034	N	N	1335 SW 174TH ST
008	182720	0275	8/3/04	\$951,000	2730	700	9	1973	3	13860	Y	Y	2657 SW 172ND ST
008	611750	0011	4/21/04	\$725,000	2780	0	9	1933	4	19947	Y	N	18222 TERRACE CT
008	612020	0040	9/18/03	\$629,000	2970	0	9	2003	3	20551	N	N	855 SW NORMANDY TER
008	611650	0075	5/19/03	\$539,950	2990	0	9	2002	3	10400	N	N	1938 SW 170TH ST
008	611750	0120	9/8/04	\$492,000	3210	0	9	1977	3	9053	Y	N	1017 SHOREMONT AV
008	302304	9329	3/10/03	\$465,000	3300	0	9	1961	3	34000	N	N	17443 4TH AV SW
008	302304	9143	2/5/03	\$505,000	3420	0	9	2002	3	21344	N	N	102 SW 171ST ST
008	611790	0500	6/27/03	\$650,000	3560	0	9	2003	3	15074	N	N	19222 NORMANDY PARK DR SW
008	763180	0175	8/20/03	\$500,000	1400	770	10	1979	3	5463	Y	N	16703 MAPLEWILD AV SW
008	292860	0355	12/22/03	\$760,000	1610	0	10	1991	3	19964	Y	N	2849 SW 171ST ST
008	062204	9126	10/29/03	\$525,000	1770	1230	10	1978	3	27878	Y	N	20323 MARINE VIEW DR SW
008	302304	9173	12/9/04	\$495,000	1950	0	10	1973	5	53143	N	N	16805 6TH AV SW
008	512240	0125	5/28/03	\$550,000	2370	100	10	1990	3	16531	Y	N	2601 SW 164TH PL
008	062204	9120	1/28/03	\$970,000	2570	0	10	1967	3	30600	Y	Y	20631 10TH PL SW
008	611750	0615	12/17/04	\$1,220,000	2590	1000	10	1966	3	27115	Y	Y	18831 EDGECLIFF DR SW
008	611750	2775	3/9/04	\$1,750,000	2750	0	10	1961	4	36050	Y	Y	18161 NORMANDY TER SW
008	061600	0295	6/23/03	\$495,000	2790	0	10	1984	3	14485	N	N	21005 MARINE VIEW DR SW
008	312304	9193	1/29/03	\$440,000	2910	0	10	1978	3	21344	Y	N	18801 2ND AV SW
008	611750	2780	1/22/03	\$1,100,000	3030	0	10	1950	4	39425	Y	Y	18171 NORMANDY TER SW
008	611790	0340	6/23/04	\$625,000	3080	0	10	1996	3	16698	N	N	253 SW 193RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611340	0067	5/13/03	\$450,000	3370	0	10	1987	3	15626	Y	N	19472 NORMANDY PARK DR SW
008	611340	0055	3/4/04	\$825,000	3420	0	10	1990	3	20300	N	N	19450 NORMANDY PARK DR SW
008	611790	0160	3/13/03	\$555,000	3430	0	10	1990	3	15000	N	N	19439 4TH AV SW
008	611340	0121	3/4/04	\$715,000	3590	0	10	2003	3	15019	N	N	19901 4TH AV SW
008	611340	0123	4/15/04	\$710,000	3660	0	10	2004	3	15019	N	N	19903 4TH AV SW
008	061800	0080	5/28/04	\$525,000	3670	0	10	1964	3	19800	Y	N	20600 6TH AV SW
008	611790	0430	4/1/04	\$615,000	3790	0	10	1989	3	15050	N	N	226 SW 193RD PL
008	611790	0290	9/14/04	\$641,000	4130	0	10	1990	3	15051	N	N	240 SW 194TH PL
008	611790	0390	7/2/03	\$638,000	4140	0	10	1991	3	17057	N	N	201 SW 193RD PL
008	611790	0460	1/9/04	\$612,000	4190	0	10	1990	3	15033	N	N	258 SW 193RD PL
008	611440	0131	2/11/03	\$750,000	4550	0	10	2001	3	20244	N	N	17228 4TH AV SW
008	611340	0125	5/17/04	\$775,000	4760	0	10	2004	3	15019	N	N	19905 4TH AV SW
008	167860	0090	5/6/03	\$913,800	4820	0	10	2002	3	17000	N	N	611 SW COLEWOOD LN
008	929080	0020	8/5/03	\$565,000	3510	0	11	2002	3	20300	N	N	18822 1ST PL SW
008	929080	0065	11/18/03	\$640,000	3610	0	11	2001	3	15877	Y	N	18825 1ST PL SW
008	611790	0350	3/18/04	\$625,000	3620	0	11	1994	3	16584	N	N	245 SW 193RD PL
008	611790	0020	11/5/04	\$684,000	3850	0	11	1989	3	15020	N	N	19305 4TH PL SW
008	611790	0470	4/9/03	\$590,000	3880	0	11	1990	3	15000	N	N	262 SW 193RD PL
008	611790	0050	9/26/03	\$649,000	4010	0	11	1989	3	15044	N	N	19439 4TH PL SW
008	611790	0220	6/20/03	\$647,000	4080	0	11	1994	3	15009	N	N	239 SW 194TH PL
008	611790	0040	6/23/04	\$779,000	4350	0	11	1991	3	15012	N	N	19405 4TH PL SW
008	611790	0400	6/1/04	\$583,000	4430	0	11	1989	4	15126	N	N	204 SW 193RD PL
008	610890	0050	9/11/03	\$1,700,000	3270	2380	12	1981	3	54379	Y	Y	19626 MARINE VIEW DR SW

***Improved Sales Removed from this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	122303	9142	3/21/03	\$53,671	EXEMPT FROM EXCISE TAX; STATEMENT TO DORTio
003	184200	0060	1/21/04	\$233,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	184200	0105	9/27/04	\$57,848	DORRatio
003	233880	0120	4/22/04	\$340,900	QUESTIONABLE PER SALES IDENTIFICATION
003	242303	9147	5/2/03	\$362,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	242303	9183	7/14/03	\$128,862	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGHB
003	354160	0025	2/14/03	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	354160	0220	3/26/03	\$281,000	UnFinArea
003	354160	0425	1/22/03	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	354160	0475	3/26/04	\$266,608	QUIT CLAIM DEED
003	433220	0115	6/3/04	\$229,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	447700	0075	4/21/03	\$162,500	ImpCountEST. ADMINISTRATOR, GUARDIAN, OR EXEC.
003	447700	0275	7/1/03	\$6,000	DORRatio
003	447700	0300	5/14/04	\$357,550	Obsol
003	610240	0030	5/10/04	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	610240	0080	3/16/04	\$362,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	632700	0185	10/25/04	\$302,000	RELOCATION - SALE BY SERVICE
003	632700	0185	10/20/04	\$302,000	RELOCATION - SALE TO SERVICE
003	763580	0960	2/18/04	\$104,312	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	763580	1105	6/6/03	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE Obsol
003	763740	0040	7/21/04	\$368,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	763740	0100	9/25/03	\$76,500	DORRatio
003	777420	0095	5/19/04	\$270,000	QUESTIONABLE PER SALES IDENTIFICATION
003	777420	0232	12/30/03	\$240,000	RELOCATION - SALE BY SERVICE
003	777420	0232	12/30/03	\$240,000	RELOCATION - SALE TO SERVICE
003	777920	0145	3/14/03	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	777920	0160	6/2/04	\$194,000	QUIT CLAIM DEED DORRatio
003	778400	0155	10/7/04	\$200,000	QUIT CLAIM DEED DORRatio
003	778440	0070	11/17/03	\$389,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	783580	0017	1/16/04	\$104,697	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	783580	0045	5/13/03	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	783580	0141	10/13/04	\$258,500	BANKRUPTCY - REC.TRUSTEE; STATEMENT TO DOR
003	783580	0192	9/9/03	\$200,000	DIAGNOSTIC OUTLIER
003	810300	0110	7/29/04	\$55,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
003	810360	0036	4/2/04	\$294,950	UnFinArea
008	061700	0095	4/11/03	\$51,198	ImpCountESTATE ADMINISTRATOR, GUARDIAN,
008	061800	0055	8/25/04	\$570,000	UnFinArea
008	062204	9077	7/22/04	\$498,556	QUIT CLAIM DEED DORRatio
008	062204	9077	4/12/04	\$292,262	QUIT CLAIM DEED; REL, FRIEND, OR NEIGHBOR;
008	182720	0240	12/10/03	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	182720	0415	11/20/03	\$660,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	210520	0018	7/29/04	\$419,000	RELOCATION - SALE BY SERVICE
008	210520	0018	7/29/04	\$419,000	RELOCATION - SALE TO SERVICE
008	252303	9039	12/19/03	\$999,999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	252303	9082	6/9/03	\$120,000	DORRatio

***Improved Sales Removed from this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	252303	9149	11/30/04	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	252303	9157	4/28/04	\$265,000	ImpCount
008	262303	9042	11/14/03	\$985,000	%Compl
008	292760	0250	10/1/03	\$489,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	292760	0352	5/15/03	\$180,000	PrevImp<=10K
008	293360	0035	1/1/04	\$152,000	QUIT CLAIM DEED; REL.PARTY, FRIEND, OR NEIGHB
008	300180	0116	1/22/03	\$12,000	QUIT CLAIM DEED DORRatio
008	300180	0166	9/9/04	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	302304	9092	12/2/03	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	302304	9145	1/3/03	\$250,000	DORRatio
008	302304	9234	9/10/03	\$589,919	SEGREGATION ANDOOR MERGER
008	302304	9260	8/23/04	\$40,000	REL PARTY, FRIEND, OR NEIGHBOR; STATEMENT
008	302304	9303	6/12/03	\$350,000	RELOCATION - SALE BY SERVICE
008	302304	9303	6/12/03	\$350,000	RELOCATION - SALE TO SERVICE
008	302304	9346	10/7/04	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	305580	0010	4/18/03	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	312304	9175	5/6/03	\$146,115	DORRatio
008	312304	9264	2/20/04	\$187,600	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	312304	9264	2/9/04	\$160,351	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	312304	9272	1/16/03	\$38,000	Obsol DORRatio
008	433460	0065	9/8/03	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	433460	0075	7/22/03	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	433500	0010	4/21/04	\$277,000	QUESTIONABLE PER SALES IDENTIFICATION
008	433500	0050	9/27/04	\$283,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	507190	0075	11/23/04	\$333,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	507230	0150	12/30/04	\$465,000	RELOCATION - SALE BY SERVICE
008	507230	0150	12/21/04	\$465,000	RELOCATION - SALE TO SERVICE
008	509780	0190	5/6/03	\$523,000	RELOCATION - SALE BY SERVICE Obsol
008	509780	0190	5/6/03	\$523,000	RELOCATION - SALE TO SERVICE Obsol
008	512240	0160	11/24/03	\$545,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	610890	0010	2/26/04	\$500,000	DORRatio
008	611340	0125	4/25/03	\$425,000	BUILDER
008	611440	0106	6/15/03	\$175,500	PARTIAL INTEREST (103, 102, Etc.); IMP.CHAR CHANGE
008	611540	0009	6/27/03	\$149,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	611540	0240	7/27/04	\$193,334	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIG
008	611650	0456	3/11/04	\$178,987	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	611650	0456	3/11/04	\$147,350	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	611750	0015	9/16/03	\$198,344	CORPORATE AFFILIATES; QUIT CLAIM DEED DORRatio
008	611750	0245	1/8/04	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	0930	12/22/04	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	1655	6/11/04	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	1670	4/18/03	\$1,110,000	Obsol
008	611750	1680	3/4/03	\$702,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	1780	6/13/03	\$337,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	611750	1870	10/15/04	\$118,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

***Improved Sales Removed from this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	611750	2095	2/11/03	\$470,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	611860	0005	2/8/03	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	645620	0025	9/29/03	\$285,000	RELOCATION - SALE BY SERVICE
008	645620	0025	9/29/03	\$285,000	RELOCATION - SALE TO SERVICE
008	763120	0016	6/7/04	\$545,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	763120	0265	1/6/03	\$355,000	Diagnostic
008	763180	0120	6/8/04	\$480,000	STATEMENT TO DOR ActivePermitBeforeSale>25K
008	789380	2380	7/11/03	\$339,000	Obsol
008	809600	0176	9/17/03	\$227,400	DIAGNOSTIC OUTLIER
008	885775	0020	5/3/04	\$352,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis***  
**Area 49**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	233880	0045	02/19/04	\$200,000.00	22815	Y	N
3	354160	0260	09/15/03	\$65,000.00	10947	N	N
3	447700	0240	11/04/03	\$4,607.00	9720	N	N
8	262303	9019	10/08/04	\$250,000.00	5436	Y	Y
8	292760	0645	12/08/03	\$200,000.00	11190	Y	N
8	292760	0680	10/03/04	\$75,000.00	6967	Y	N
8	292860	0050	07/20/04	\$135,000.00	11700	Y	N
8	292860	0350	08/11/04	\$99,500.00	22200	Y	N
8	292960	0009	12/14/04	\$67,500.00	17556	Y	N
8	302304	9023	06/13/03	\$2,000.00	2996	N	N
8	302304	9389	11/09/04	\$180,000.00	48585	N	N
8	611340	0087	07/28/03	\$235,000.00	15025	N	N
8	611340	0088	07/28/03	\$230,000.00	15025	N	N
8	611540	0267	08/26/03	\$100,000.00	18000	N	N
8	645620	0006	08/30/04	\$50,000.00	5646	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 49**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	132303	9012	03/24/03	\$132,000	GOVERNMENT AGENCY;
3	250900	0110	09/08/03	\$41,900	MULTI-PARCEL SALE;
3	354160	0260	10/14/04	\$230,000	STATEMENT TO DOR;
3	547020	1455	01/04/03	\$1,000	GOVERNMENT AGENCY; \$1,000 SALE OR LESS;
3	763580	1182	03/17/04	\$165,000	NEW IMP
8	061700	0096	04/11/03	\$36,075	ESTATE ADMIN, GUARDIAN, OR EXECUTOR;
8	062204	9031	04/11/03	\$2,524	ESTATE ADMIN, GUARDIAN, OR EXECUTOR;
8	062204	9033	12/11/03	\$1,720,000	MULTI-PARCEL SALE;
8	182720	0070	11/20/03	\$125,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR;
8	252303	9037	09/01/04	\$324,000	STATEMENT TO DOR;
8	611540	0267	11/16/04	\$630,000	DIAGNOSTIC OUTLIER
8	763120	0246	07/23/04	\$98,000	RELATED PARTY, FRIEND, OR NEIGHBOR;



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr